



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

|   |   |  |                                    |
|---|---|--|------------------------------------|
| <b>MEETING DATE</b><br>May 19, 2006<br><b>LOCAL EFFECTIVE DATE</b><br>June 2, 2006<br><b>APPROX FINAL EFFECTIVE DATE</b><br>June 23, 2006   | <b>CONTACT/PHONE</b><br>Martha Neder, AICP, Planner<br>(805) 781-4576 | <b>APPLICANT</b><br>Christopher Tietz        | <b>FILE NO.</b><br>DRC2005-00009   |
| <b>SUBJECT</b><br>Request by Christopher Tietz for a Minor Use Permit/Coastal Development Permit to allow the construction of a new single family residence and attached garage with 1,453 square feet of footprint, 2,803 square feet of gross structural area, and 250 square feet of TDCs. The project will result in the disturbance of approximately 3,300 square feet of a 4,957 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2117 Emmons Road, Lodge Hill, in the community of Cambria. The site is in the North Coast planning area.  |   |  |                                    |
| <b>RECOMMENDED ACTION</b><br>1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.<br>2. Approve Minor Use Permit/Coastal Development Permit DRC2005-00009 based on the findings listed in Exhibit A and the conditions listed in Exhibit B   |   |  |                                    |
| <b>ENVIRONMENTAL DETERMINATION</b><br>The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 6, 2006 for this project  |   |  |                                    |
| <b>LAND USE CATEGORY</b><br>Residential Single Family   | <b>COMBINING DESIGNATION</b><br>TH/LCP/AS                             | <b>ASSESSOR PARCEL NUMBER</b><br>023-094-041 | <b>SUPERVISOR DISTRICT(S)</b><br>2 |
| <b>PLANNING AREA STANDARDS:</b><br>Setbacks, Height, Footprint and Gross Structural Area Limitations<br><i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>   |   |  |                                    |
| <b>LAND USE ORDINANCE STANDARDS:</b><br>Local Coastal Program, Terrestrial Habitat, Archaeologically Sensitive<br><i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>   |   |  |                                    |
| <b>FINAL ACTION</b><br>This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.<br>The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process. |   |  |                                    |
| <small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:<br/>COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>  |   |  |                                    |

|   |  |
|---|--|
| EXISTING USES:<br>Vacant  |  |
| SURROUNDING LAND USE CATEGORIES AND USES:<br><i>North:</i> Residential Single Family <i>East:</i> Residential Single Family<br><i>South:</i> Residential Single Family <i>West:</i> Residential Single Family |  |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:<br>The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District, and the California Coastal Commission             |  |
| TOPOGRAPHY:<br>Moderately sloping   | VEGETATION:<br>Grasses, forbs, Monterey pine trees, and Coast live oak trees |
| PROPOSED SERVICES:<br>Water supply: CCSD<br>Sewage Disposal: CCSD<br>Fire Protection: Cambria Fire  | ACCEPTANCE DATE:<br>February 23, 2006  |

**PLANNING AREA STANDARDS:**

Lot Size: 4,957 square feet

Double, Forested

Oversized lot adjustment: 1.42

Slope: approx 15 percent

Number of trees to be removed: 1

Base: 900 sq ft footprint, 1,800 sq ft GSA

| PROJECT REVIEW          | ALLOWABLE            | PROPOSED | STATUS    |
|-------------------------|----------------------|----------|-----------|
| FOOTPRINT (SQUARE FEET) | 900 x 1.42 = 1,278   | 1,453    | OK        |
| GSA (SQUARE FEET)       | 1,800 x 1.42 = 2,556 | 2,803    | OK w/TDCs |
| DECKS (SQUARE FEET)     |                      |          |           |
| PERVIOUS                | 383                  | 362      | OK        |
| IMPERVIOUS              | 128                  | 0        | OK        |
| HEIGHT (FEET)           | 28                   | 26       | OK        |
| SETBACKS (FEET)         |                      |          |           |
| FRONT                   | 10'                  | 10'      | OK        |
| REAR                    | 15'                  | 15'      | OK        |
| SIDE                    | 5'                   | 5'       | OK        |
| STREET SIDE             | 10'                  | N/A      | OK        |

**COASTAL ZONE LAND USE ORDINANCE STANDARDS:**

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program.

**COASTAL PLAN POLICIES:** This project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below.

**Public Works:**

*Policy 1: Availability of Service Capacity applies to the project. Adequate public service capacities are available to serve the proposed development because a water and sewer service allocation first issued December 1, 2000 for APN 013-151-045 was re-issued for this project on APN 023-094-041.*

**Coastal Watersheds:**

*Policy 7: Siting of new development: The proposed project is consistent with this policy because the new residence will be located on an existing lot of record in the Residential Single Family category.*

*Policy 8: Timing of new construction: The proposed project is consistent with this policy, because if grading is to occur or left unfinished between October 15 through April 15, the project is required to have an erosion and sedimentation control plan, and all sedimentation and erosion control measures will be in place before the start of the rainy season.*

*Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows that the construction of the new residence will not increase erosion or runoff.*

**Hazards:**

*Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.*

*Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion of geological instability. The Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and an Engineering Geology Report (Cleath & Associates; January 31, 2006) prepared for the project concluded that no geologic or geotechnical conditions exist that would preclude the proposed development when constructed in accordance with the report recommendations. Therefore, the potential for significant landsliding to occur on the site is considered to be very low after further review.*

**Environmentally Sensitive Habitats:**

*Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: The proposed project is consistent with this policy because it will not significantly disrupt the habitat, and tree removal and site disturbance have been minimized. Trees to be removed will be replaced at a 4 to 1 ratio for Coast live oaks and a 2 to 1 ratio for Monterey pines.*

*Policy 2: Permit Requirement: The proposed project is consistent with this policy because there will be no significant impact on sensitive habitats, and proposed development will be consistent with the biological continuance of the habitat.*

*Policy 3: Habitat Restoration: The proposed project is consistent with this policy because if removed, Monterey pine trees will be replaced on a two-to-one basis and Coast live oak trees will be replaced on a four-to-one basis.*

*Policy 27: Protection of Terrestrial Habitats: The proposed project is consistent with this policy because not allowing a single family residence or residential accessory uses (principally permitted uses in the Residential Single Family land use category) could potentially constitute a taking under the 5<sup>th</sup> Amendment of the US Constitution. Therefore, allowing a single family residence or residential accessory use to be developed on the property is*

*considered to be a reasonable use of the land (pursuant to Section 30010 of the Coastal Act).*

*Policy 28: Protection of Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized. If trees are removed, Monterey pine trees will be replaced on a two-to-one basis and Coast live oak trees will be replaced on a four-to-one basis.*

*Policy 33: Protection of Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.*

**Visual and Scenic Resources:**

*Policy 7: Preservation of Trees and Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.*

**Archaeology:**

*Policy 4: Preliminary Site Survey: The parcel is in an archeologically sensitive area. No resources were found in the preliminary site survey (C.A. Singer & Associates; June 5, 2005)*

**Does the project meet applicable Coastal Plan Policies:** Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: Lodge Hill rules. TDC's required. No further comments.

**AGENCY REVIEW:**

Public Works - No comment

Cambria Community Services District – A water and sewer service allocation first issued December 1, 2000 for APN 013-151-045 was re-issued for this project on APN 023-094-041

**LEGAL LOT STATUS:**

The lot was legally created by a recorded map at a time when that was a legal method of creating lots. Cambria Pines Manor Unit 7, Block 176, Lots 44 through 45, were merged into Parcel 1 by Voluntary Merger M04-063.

Staff report prepared by Martha Neder and reviewed by Mike Wulkan

## EXHIBIT A - FINDINGS

### *CEQA Exemption*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 6, 2006 for this project. Mitigation measures are proposed to address geology and soils and are included as conditions of approval.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use, and as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

### *Coastal Access*

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

### *Terrestrial Habitat*

- H. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and

will preserve and protect such features through the site design, because tree removal has been minimized, and if trees are removed or impacted they will be replaced.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed structure has been designed to minimize tree removal and site disturbance.
- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because tree removal and site disturbance have been minimized, and if pine trees are removed, they will be replaced on a two-to-one basis. Oak trees will be replaced on a four-to-one basis.
- K. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department.
- L. There will be no significant negative impact to the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat because the project or use will require replacement of removed oaks and pines on a four-to-one basis and two-to-one basis respectively.
- M. The project or use will not significantly disrupt the habitat, because it is a single-family residence with minimal site disturbance.

#### Archaeology

- N. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because no indications of prehistoric resources or early historic archaeological resources were found during the preliminary surface survey.

#### TDC's

- O. Adequate instruments have been executed to assure that lot(s) to be retired will remain in permanent open space and that no development will occur because the applicant will provide verification that the retired lot(s) have been transferred to the Land Conservancy of San Luis Obispo County.
- P. The "receiver" site can accommodate the proposed scale and intensity of development without the need for a variance (Section 23.01.045), exception to height limitations (Section 23.04.124b) or modification to parking standards (Section 23.04.162h), because, as conditioned, the project or use meets Coastal Zone Land Use Ordinance and Land Use Element requirements.

Planning Department Hearing  
Minor Use Permit DRC2005-00009/Tietz  
Page 7

- Q. The circumstances of the transfer are consistent with the purpose and intent of the applicable planning area programs and standards regarding transfer of development credits.

*Public Works Policy 1*

- R. Adequate public service capacities are available to serve the proposed development because a water and sewer service allocation first issued December 1, 2000 for APN 013-151-045 was re-issued for this project on APN 023-094-041.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Authorized Use**

1. This approval authorizes the construction of a new single family residence and attached garage with 1,453 square feet of footprint, 2,803 square feet of gross structural area, and 250 square feet of TDCs.
2. All permits shall be consistent with the approved Site Plan, Floor Plans, and Elevations.

### **Conditions to be completed prior to issuance of a construction or grading permit**

#### ***Grading, Drainage, Sedimentation and Erosion Control***

3. **Prior to issuance of construction permits**, if grading is to occur between October 15 to April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

#### ***Fire Safety***

5. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

#### ***Cambria Community Services District***

6. **Prior to issuance of a building permit**, the applicant shall apply for a remodel of existing service and pay impact fees to the CCSD.
7. **Prior to issuance of construction permit**, the applicant shall submit, for the Planning Director review and approval, evidence that the anticipated water use of this development has been completely offset through the retrofit of existing water fixtures within the Cambria Community Service District's service area or other verifiable action to reduce existing water use in the service area (e.g., replacement of irrigated landscaping with xeriscaping). The documentation submitted to the Planning Director shall include written evidence that the Cambria Community Service District (CCSD) has determined that the applicant has complied with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and further modified by CCSD Board approval on November 14, 2002 (CCSD board item VIII.B), subject to the limitation that no retrofit credits shall have been obtained by any of the following means: a) extinguishing agricultural water use, or b) funding leak detection programs. Evidence of compliance with CCSD Ordinance 1-98 shall be accompanied by written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement



projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

***Landscape Plan***

8. **Prior to issuance of construction permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

***Transfer of Development Credits***

9. **Prior to issuance of construction permits**, provide written verification from the Land Conservancy of San Luis Obispo County that 250 square feet of Gross Structural Area has been transferred from a parcel within a special project area to the subject property.

***Miscellaneous***

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

**Conditions applicable throughout project construction**

***Building Height***

11. The maximum height of the project is 28 feet from average natural grade.
  - A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average finished grade and set a reference point (benchmark).
  - B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
  - C. **Prior to approval of the roof-nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

***Grading, Drainage, Sedimentation and Erosion Control***

12. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
13. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
14. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
15. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
16. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

***Archaeology***

17. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
  - A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

***Tree Protection/Replacement***

18. The applicant shall limit tree removal to no more than 1 Monterey pine tree with an eight inch diameter or larger at four feet from the ground. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
19. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.

20. All trees bordering the proposed project that are to remain shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

***Cambria Community Services District***

21. Existing water fixtures shall be retrofitted to current standards under District Ordinance 3-88 as amended.
22. The owners shall provide the District with a copy of county building permit issued for this project.

**Conditions to be completed prior to occupancy or final building inspection  
/establishment of the use**

***Fire Safety***

23. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

***Tree Protection/Replacement***

24. Prior to final inspection, the one Monterey pine tree removed as a result of construction shall be replaced at a 2:1 ratio. A total of 2 Monterey pine trees shall be planted. Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.
25. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.
26. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

***Cambria Community Services District***

27. Applicant shall submit for final plumbing inspection upon completion of the project.

***Miscellaneous***

28. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
29. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
30. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



**COUNTY OF SAN LUIS OBISPO**  
**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

FOR OFFICIAL USE ONLY (BP)

**ENVIRONMENTAL DETERMINATION NO. ED05-329**

**DATE: April 6, 2006**

**PROJECT/ENTITLEMENT:** Tietz Minor Use Permit DRC2005-00009

**APPLICANT NAME:** Christopher Tietz

**ADDRESS:** 3012 Riverside Dr. Apt A., Burbank, CA 91505

**CONTACT PERSON:** Vinicio Muracchioli

**Telephone:** 805-927-3825

**PROPOSED USES/INTENT:** Request by Christopher Tietz to allow for 1) the use of 175 square feet of Transfer of Development Credits, and 2) the construction of a new single family residence and attached garage feet (2,803 square feet of gross structural area), which will result in the disturbance of approximately 3,300 square feet on a 4,957 square foot parcel.

**LOCATION:** The proposed project is within the Residential Single Family land use category and is located at 2117 Emmons Road (Lodge Hill), east of Marlborough Lane, in the community of Cambria. The site is in the North Coast planning area..

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 200  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT** ..... 5 p.m. on April 20, 2005

**20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.**

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 200, San Luis Obispo, CA 93408-2040

Martha Neder

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



San Luis Obispo County  
Department of Planning and Building  
*environmental division*

**ENVIRONMENTAL DOCUMENT FILING FEE FORM**

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: April 6, 2006

County: San Luis Obispo

Project No. DRC2005-00009

Project Title: Tietz Minor Use Permit

**Project Applicant**

Name: Christopher Tietz

Address: 3012 Riverside Dr. Apt A.

City, State, Zip Code: Burbank, CA 91505

Telephone #: 818-544-2140

Please remit the following amount to the **County Clerk-Recorder:**

|                                 |                 |
|---------------------------------|-----------------|
| ( ) Environmental Impact Report | \$ 850.00       |
| (X) Negative Declaration        | \$ 1250.00      |
| (X) County Clerk's Fee          | \$ <u>25.00</u> |
| <b>Total amount due:</b>        | <b>1275.00</b>  |

**AMOUNT ENCLOSED:** \_\_\_\_\_

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040, within two days of project approval.

**NOTE:** Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.



**COUNTY OF SAN LUIS OBISPO**  
**INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**  
(ver 2.1) Using Form

**Project Title & No.** Tietz Minor Use Permit /Coastal Development Permit DRC2005-00009 ED 05-329

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

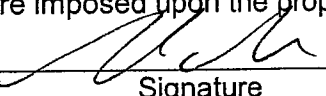
|  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input checked="" type="checkbox"/> Geology and Soils         | <input type="checkbox"/> Recreation                            |
| <input type="checkbox"/> Agricultural Resources          | <input type="checkbox"/> Hazards/Hazardous Materials          | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Wastewater                            |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing                   | <input type="checkbox"/> Water                                 |
| <input type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use                              |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:


- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Martha Neder  
Prepared by (Print)

  
Signature

3/29/06  
Date

Jeff Oliveira  
Reviewed by (Print)

  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

3/29/06  
Date

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Request by Christopher Tietz for a Minor Use Permit/Coastal Development Permit to allow the construction of a new single family residence and attached garage with 1,453 square feet of footprint, 2,803 square feet of gross structural area, and 175 square feet of TDCs. The project will result in the disturbance of approximately 3,300 square feet of a 4,957 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2117 Emmons Road, approximately 200 feet east of Oxford Ave., in the Lodge Hill neighborhood, in the community of Cambria. The site is in the North Coast planning area.

**ASSESSOR PARCEL NUMBER(S):** 023-094-041

**SUPERVISORIAL DISTRICT #** 2

### **B. EXISTING SETTING**

**PLANNING AREA:** North Coast, Cambria

**LAND USE CATEGORY:** Residential Single Family

**COMBINING DESIGNATION(S):** Local Coastal Plan/Program , Terrestrial Habitat  
Archaeologically Sensitive Area

**EXISTING USES:** Undeveloped

**TOPOGRAPHY:** Nearly level

**VEGETATION:** Grasses , monterey pines , scattered oaks

**PARCEL SIZE:** 4957 square feet

**SURROUNDING LAND USE CATEGORIES AND USES:**

|  |   |
|--|---|
| <i>North:</i> Residential Single Family; | <i>East:</i> Residential Single Family; |
| <i>South:</i> Residential Single Family; | <i>West:</i> Residential Single Family; |



## C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

| 1. | <b>AESTHETICS - Will the project:</b>                               | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|----|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) | Create an aesthetically incompatible site open to public view?      | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Introduce a use within a scenic view open to public view?           | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Change the visual character of an area?                             | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Create glare or night lighting, which may affect surrounding areas? | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Impact unique geological or physical features?                      | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) | Other: _____  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project involves construction of a new single family residence in a residential neighborhood. The project will not be visible from any major public roadway or silhouetting against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

**Impact.** No significant visual impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 2. | <b>AGRICULTURAL RESOURCES - Will the project:</b>                                | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|----|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) | Convert prime agricultural land to non-agricultural use?                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Impair agricultural use of other property or result in conversion to other uses? | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Conflict with existing zoning or Williamson Act program?                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Other: _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The soil types are as follows:

San Simeon sandy loam, (15 - 30% slope). This moderately to steeply sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

**Impact.** The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 3. AIR QUALITY - Will the project:  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create or subject individuals to objectionable odors?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be inconsistent with the District's Clean Air Plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** As proposed, the project will result in the disturbance of approximately 3,300 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 4. BIOLOGICAL RESOURCES -<br>Will the project:   | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) Result in a loss of unique or special status species or their habitats?   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Reduce the extent, diversity or quality of native or other important vegetation?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Impact wetland or riparian habitat?   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife? | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other: _____  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The following habitats were observed on the proposed project: Grasses , monterey pines , scattered oaks

Based on the latest California Diversity database, and other biological references, the following is a list of sensitive vegetation, wildlife and/or habitat that have been identified as potentially being within the vicinity of the proposed project:

Plants- Most beautiful jewel-flower (*Streptanthus albidus peramoenus*) List 1B

Most beautiful jewel-flower (*Streptanthus albidus peramoenus*) is found on serpentine soils in chaparral, cismontane woodland, valley and foothill grassland habitats. The typical blooming period is April-June. Most beautiful jewel-flower is considered rare by CNPS (List 1B) and federally a species of concern.

Monterey pine (*Pinus radiata*) List 1B

Hoover's button-celery (*Eryngium aristulatum hooveri*) List 1B

Santa Lucia bush mallow (*Malacothamnus palmeri palmeri*) List 1B

Compact cobwebby thistle (*Cirsium occidentale var. compactum*) List 1B

Wildlife- Monarch butterfly (*Danaus plexippus*) app. 0.4 miles north of the property

The Monarch butterfly (*Danaus plexippus*) is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDB, 2004). [Blue gum eucalyptus (*Eucalyptus globulus*) occurs on the project site.]

Habitat- Monterey Pine Forest app. 0.3 miles south of the property

California red-legged frog (*Rana aurora draytonii*) FT habitat app. 0.3 miles south of the property

KEY: FE-Federally Endangered; PFE-Proposed Listing-Federally Endangered; FT-Federally Threatened; PFT-Proposed listing-Federally Threatened; FC-Federal Candidate; FSC-Federal Species of Concern (no longer used); FD - Federally delisted SE-State Endangered; SCE-State Endangered Candidate for listing; ST-State Threatened; SCT-State Threatened Candidate for listing; SR-State Rare; CSC- CA Special Concern Species; FP-CDFG Fully Protected; List 1A-CNPS Presumed extinct in CA; List 1B-CNPS Rare or Endangered in CA & elsewhere;

List 2-CNPS Rare or Endangered in CA, but common elsewhere; List 3-CNPS Plants needing more info (Review List); List 4-CNPS Plants of limited distribution (Watch List).

The project site is in a designated Terrestrial Habitat (TH) sensitive resource area because of the presence of Monterey pine forest in the Cambria urban area. Native Monterey pines occur in only a few areas along the California coast. While Monterey pine forests cover most of the Cambria urban area, the project site contains a single pine tree which is proposed for removal. The site is located in an entirely developed residential neighborhood. The North Coast Area Plan and Coastal Zone Land Use Ordinance contain standards for development within

**Impact.** One Monterey pine tree will be removed as a result of development.

**Mitigation/Conclusion.** The project is subject to the impact limitations and standard mitigation measures as provided in the Coastal Zone Land Use Ordinance Section 23.07.160 (Sensitive Resource Area) and North Coast Area Plan (Residential Single Family Planning Area Standard 6(c) Pine Forest Preservation). These measures include requiring replacement of any removed Monterey pine on a 2:1 basis. The project will require the planting of two pines for the removal of one pine tree on the site. No mitigation measures beyond those required by ordinance of code are required.

**5. CULTURAL RESOURCES -**  
***Will the project:***

|  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Disturb pre-historic resources?</i>    | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Disturb historic resources?</i>        | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Disturb paleontological resources?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other: _____</i>                       | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** A Phase I (surface) survey was conducted (C.A. Singer & Associates; June 5, 2005). No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

**6. GEOLOGY AND SOILS -**  
***Will the project:***

|  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| 6. GEOLOGY AND SOILS -<br><i>Will the project:</i>  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i> | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| e) <i>Include structures located on expansive soils?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Involve activities within the 100-year flood zone?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>Preclude the future extraction of valuable mineral resources?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) <i>Other: _____</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low to high. No landslides or potential slope instabilities are found on the property or on the ridge of sandstone that rises behind it. The liquefaction potential during a ground-shaking event is considered low to moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

Any project within a moderately high to high landslide risk area is subject to the preparation of a geological report per the County's Coastal Zone Land Use Ordinance (CZLUO) section 23.07.080 to evaluate the area's geological stability relating to the proposed use. A Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and an Engineering Geology Report (Cleath & Associates; January 31, 2006) were prepared for the project.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly drained. For areas where drainage is identified as a potential issue, the CZLUO includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan

would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** – The soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** The site is within an area designated as having a high landslide potential in the 1999 San Luis Obispo County Safety Element. As proposed, the project will result in the disturbance of approximately 3,300 square feet. The Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and an Engineering Geology Report (Cleath & Associates; January 31, 2006) prepared for the project concluded that no geologic or geotechnical conditions exist that would preclude the proposed development when constructed in accordance with the report recommendations, potential impacts as a result of geologic and soil conditions could occur absent these actions.

**Mitigation/Conclusion.** The applicant will be required to implement the conclusions and recommendations provided in the above referenced reports (Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and an Engineering Geology Report (Cleath & Associates; January 31, 2006)) to mitigate potential geology and soils impacts. The implementation of the above measures will mitigate geology and soil impacts to a level of insignificance.

| 7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Interfere with an emergency response or evacuation plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Expose people to safety risk associated with airport flight pattern?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Create any other health hazard or potential hazard?</i>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

f) Other: \_\_\_\_\_

Potentially  
Significant

☐

Impact can  
& will be  
mitigated

☐

Insignificant  
Impact

☐

Not  
Applicable

☐

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

**8. NOISE - Will the project:**

a) Expose people to noise levels that exceed the County Noise Element thresholds?

☐
☐
☒
☐

b) Generate increases in the ambient noise levels for adjoining areas?

☐
☐
☒
☐

c) Expose people to severe noise or vibration?

☐
☐
☒
☐

d) Other: \_\_\_\_\_

☐
☐
☐
☐

**Setting.** The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

**Impact.** The project is not expected to generate loud noises, nor conflict with the surrounding uses.

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and no mitigation measures are necessary.

**9. POPULATION/HOUSING - Will the project:**

Potentially  
Significant

Impact can  
& will be  
mitigated

Insignificant  
Impact

Not  
Applicable

| 9. <b>POPULATION/HOUSING -</b><br><i>Will the project:</i>   | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create the need for substantial new housing in the area?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Use substantial amount of fuel or energy?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other: _____</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

| 10. <b>PUBLIC SERVICES/UTILITIES -</b><br><i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i> | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Fire protection?</i>   | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <i>Police protection (e.g., Sheriff, CHP)?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) <i>Schools?</i>   | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) <i>Roads?</i>   | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| e) <i>Solid Wastes?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Other public facilities?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Other: _____</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |



**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF (Cambria Station 10) fire station is approximately 3 miles to the north. The closest Sheriff substation is in Templeton, which is approximately 26 miles from the proposed project. The project is located in the Coast Unified School District.

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (county), road (North Coast Circulation fee) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

| 11. RECREATION - <i>Will the project:</i>   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Increase the use or demand for parks or other recreation opportunities?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Affect the access to trails, parks or other recreation opportunities?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Other</i> _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The County Trails Plan does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.

| 12. TRANSPORTATION/<br>CIRCULATION - <i>Will the project:</i>   | Potentially Significant  | Impact can & will be mitigated      | Insignificant Impact                | Not Applicable           |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) <i>Increase vehicle trips to local or areawide circulation system?</i>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| 12. TRANSPORTATION/<br>CIRCULATION - <i>Will the project:</i>  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| d) <i>Provide for adequate emergency access?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Result in inadequate parking capacity?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Result in inadequate internal traffic circulation?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>Other:</i> _____   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** Future development will access onto the following public road(s): Emmons Road. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified.

**Impact.** The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project, along with other similar projects will contribute to an areawide cumulative impact.

**Mitigation/Conclusion.** No significant project specific traffic impacts were identified, and no mitigation measures are necessary. The project is subject to the fees established in the North County Circulation Fee schedule which provide for areawide road improvements to address the identified cumulative impacts.

| 13. WASTEWATER - <i>Will the project:</i>   | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>              | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Adversely affect community wastewater service provider?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**13. WASTEWATER - Will the project:**

Potentially Significant      Impact can & will be mitigated      Insignificant Impact      Not Applicable

d) Other: \_\_\_\_\_

☐
☐
☐
☐

**Setting.** The project will be served by the Cambria Community Services District (CCSD) for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

**Impact.** The project proposes to use a community system (CCSD) as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent.

**Mitigation/Conclusion.** Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

**14. WATER - Will the project:**

Potentially Significant      Impact can & will be mitigated      Insignificant Impact      Not Applicable

a) Violate any water quality standards?

☐
☐
☒
☐

b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?

☐
☐
☒
☐

c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?

☐
☐
☒
☐

d) Change the quantity or movement of available surface or ground water?

☐
☐
☒
☐

e) Adversely affect community water service provider?

☐
☐
☒
☐

f) Other: \_\_\_\_\_

☐
☐
☐
☐

**Setting.** The project proposes to use a community system (CCSD) as its water source. After reviewing reliability conclusions of a Water Supply Analysis, the CCSD Board of Directors declared a Water Code 350 emergency and enacted a moratorium for new connections with an exception for certain projects that were already in process. These "pipeline" projects amounted approximately 202 EDUs at the time of the November 15, 2001 moratorium. Since then, approximately 80 EDUs out of the 202 have been connected.

The topography of the project is nearly level. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

**Impact.** The proposed project has an intent to serve letter for water and sewer service from the CCSD. This is a re-issue of a water and sewer allocation first issued December 1, 2000 under the

name of Joyce Williams/Tersini/Thomsen for APN 013-151-045.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 3,300 square feet. The project is not within close proximity to surface water sources.

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

| <b>15. LAND USE - Will the project:</b> |   | <b>Inconsistent</b>      | <b>Potentially Inconsistent</b> | <b>Consistent</b>                   | <b>Not Applicable</b>    |
|---|---|--------------------------|---------------------------------|-------------------------------------|--------------------------|
| a)                                      | <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/>        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b)                                      | <i>Be potentially inconsistent with any habitat or community conservation plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/>        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c)                                      | <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>  | <input type="checkbox"/> | <input type="checkbox"/>        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)                                      | <i>Be potentially incompatible with surrounding land uses?</i>  | <input type="checkbox"/> | <input type="checkbox"/>        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e)                                      | <i>Other:</i> _____   | <input type="checkbox"/> | <input type="checkbox"/>        | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

**16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:**

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

☐
☐
☒
☐

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

☐
☒
☐
☐

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐
☐
☒
☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at: "http://ceres.ca.gov/topic/env\_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

## Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

| <u>Contacted</u>                    | <u>Agency</u>                             | <u>Response</u> |
|-------------------------------------|---|-----------------|
| <input checked="" type="checkbox"/> | County Public Works Department            | In File**       |
| <input type="checkbox"/>            | County Environmental Health Division      | Not Applicable  |
| <input type="checkbox"/>            | County Agricultural Commissioner's Office | Not Applicable  |
| <input type="checkbox"/>            | County Airport Manager                    | Not Applicable  |
| <input type="checkbox"/>            | Airport Land Use Commission               | Not Applicable  |
| <input type="checkbox"/>            | Air Pollution Control District            | Not Applicable  |
| <input type="checkbox"/>            | County Sheriff's Department               | Not Applicable  |
| <input checked="" type="checkbox"/> | Regional Water Quality Control Board      | None            |
| <input checked="" type="checkbox"/> | CA Coastal Commission                     | None            |
| <input type="checkbox"/>            | CA Department of Fish and Game            | Not Applicable  |
| <input type="checkbox"/>            | CA Department of Forestry                 | Not Applicable  |
| <input checked="" type="checkbox"/> | CA Department of Transportation           | None            |
| <input checked="" type="checkbox"/> | CambriaCommunity Service District         | In File**       |
| <input checked="" type="checkbox"/> | Other <u>North Coast Advisory Council</u> | In File**       |
| <input type="checkbox"/>            | Other _____                               | Not Applicable  |

\*\* "No comment" or "No concerns"-type responses are usually not attached

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application  | <input type="checkbox"/> Area Plan and Update EIR   |
| <u>County documents</u>   | <input type="checkbox"/> Circulation Study  |
| <input type="checkbox"/> Airport Land Use Plans   | <u>Other documents</u>  |
| <input checked="" type="checkbox"/> Annual Resource Summary Report  | <input checked="" type="checkbox"/> Archaeological Resources Map                                      |
| <input type="checkbox"/> Building and Construction Ordinance  | <input checked="" type="checkbox"/> Area of Critical Concerns Map                                     |
| <input type="checkbox"/> Coastal Policies   | <input checked="" type="checkbox"/> Areas of Special Biological Importance Map                        |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)   | <input checked="" type="checkbox"/> California Natural Species Diversity Database                     |
| <input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include: | <input checked="" type="checkbox"/> Clean Air Plan  |
| <input checked="" type="checkbox"/> Agriculture & Open Space Element  | <input checked="" type="checkbox"/> Fire Hazard Severity Map  |
| <input checked="" type="checkbox"/> Energy Element  | <input checked="" type="checkbox"/> Flood Hazard Maps   |
| <input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)   | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Housing Element   | <input checked="" type="checkbox"/> Regional Transportation Plan                                      |
| <input checked="" type="checkbox"/> Noise Element   | <input checked="" type="checkbox"/> Uniform Fire Code   |
| <input type="checkbox"/> Parks & Recreation Element   | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)       |
| <input checked="" type="checkbox"/> Safety Element  | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)       |
| <input checked="" type="checkbox"/> Land Use Ordinance  | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Real Property Division Ordinance   |   |
| <input type="checkbox"/> Trails Plan  |   |
| <input type="checkbox"/> Solid Waste Management Plan  |   |

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

**Cultural Resource Survey; C.A. Singer & Associates; June 5, 2005**

**Geotechnical Engineering Report; Mid-Coast Geotechnical; September 28, 2005**

**Engineering Geology Report; Cleath & Associates; November 3, 2005**

## Exhibit B - Mitigation Summary Table

### Geology and Soils

- GS-1 Prior to issuance of construction permits**, the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the Public Works Department. All areas of disturbance shall be re-vegetated as soon as feasible to minimized potential sedimentation and erosion possibilities.
- GS-2 Prior to issuance of construction permits**, the applicant shall submit a drainage plan (CZLUO Section 23.05.040) for review and approval by the County Public Works Department.
- GS-3 Prior to issuance of construction permits**, the project Engineering Geologist shall review the project foundation plans and acknowledge in a letter to the County Geologist that their recommendations are properly addressed in the plans.
- GS-4 Prior to any site disturbance or issuance of construction permits**, the following conditions shall be included on all building plans and grading plans:
- The project Engineering Geologist shall inspect work on-site and verify that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review and engineering geology report.
- The project Engineering Geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code which identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the engineering geology report.
- Should the services of the project Engineering Geologist be terminated prior to final inspection and/or issuance of occupancy permits, the applicant shall submit a transfer of responsibility statement to the County Planning Department from the new Certified Engineering Geologist as per the Uniform Building Code.
- GS-5 During project construction/ground disturbing activities**, the applicant shall retain a project Engineering Geologist of record and shall provide the engineering geologist's written certification of adequacy of the proposed site development for its intended use to the Department of Planning and Building.
- GS-6 Prior to final inspection**, the project Engineering Geologist shall verify that construction is conformance with the engineering geology report by Cleath & Associates (2006) recommendations and that the project Engineering Geologist is satisfied that his recommendations for footing embedment are met. This verification shall be submitted in writing to the Department of Planning and Building for review and approval.
- GS-7** The applicant shall implement the conclusions and recommendations as described in the Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and the Engineering Geology Report (Cleath & Associates; January 31, 2006). All conclusions and recommendations shall be implemented as requirements not recommendations except in the instance where the recommendation is stated as an alternative building technique. **Prior to issuance of construction permits**, all conclusions and recommendation related to the above referenced geotechnical reports shall be incorporated into the project design and printed on the cover page of the grading and construction plans.



**DEVELOPER'S STATEMENT FOR THE  
TIETZ MINOR USE/COASTAL DEVELOPMENT PERMIT DRC2005-00009**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**Geology and Soils**

- GS-1 Prior to issuance of construction permits,** the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the Public Works Department. All areas of disturbance shall be re-vegetated as soon as feasible to minimized potential sedimentation and erosion possibilities.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-2 Prior to issuance of construction permits,** the applicant shall submit a drainage plan (CZLUO Section 23.05.040) for review and approval by the County Public Works Department.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-3 Prior to issuance of construction permits,** the project Engineering Geologist shall review the project foundation plans and acknowledge in a letter to the County Geologist that their recommendations are properly addressed in the plans.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-4 Prior to any site disturbance or issuance of construction permits,** the following conditions shall be included on all building plans and grading plans:

The project Engineering Geologist shall inspect work on-site and verify that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review and engineering geology report.

The project Engineering Geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code which identifies changes observed

during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the engineering geology report.

Should the services of the project Engineering Geologist be terminated prior to final inspection and/or issuance of occupancy permits, the applicant shall submit a transfer of responsibility statement to the County Planning Department from the new Certified Engineering Geologist as per the Uniform Building Code.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-5 During project construction/ground disturbing activities,** the applicant shall retain a project Engineering Geologist of record and shall provide the engineering geologist's written certification of adequacy of the proposed site development for its intended use to the Department of Planning and Building.

**Monitoring:** The Planning and Building Department shall verify compliance.

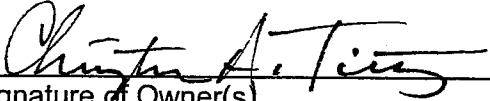
- GS-6 Prior to final inspection,** the project Engineering Geologist shall verify that construction is conformance with the engineering geology report by Cleath & Associates (2006) recommendations and that the project Engineering Geologist is satisfied that his recommendations for footing embedment are met. This verification shall be submitted in writing to the Department of Planning and Building for review and approval.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-7** The applicant shall implement the conclusions and recommendations as described in the Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and the Engineering Geology Report (Cleath & Associates; January 31, 2006). All conclusions and recommendations shall be implemented as requirements not recommendations except in the instance where the recommendation is stated as an alternative building technique. **Prior to issuance of construction permits,** all conclusions and recommendation related to the above referenced geotechnical reports shall be incorporated into the project design and printed on the cover page of the grading and construction plans.

**Monitoring:** The Planning and Building Department shall verify compliance.

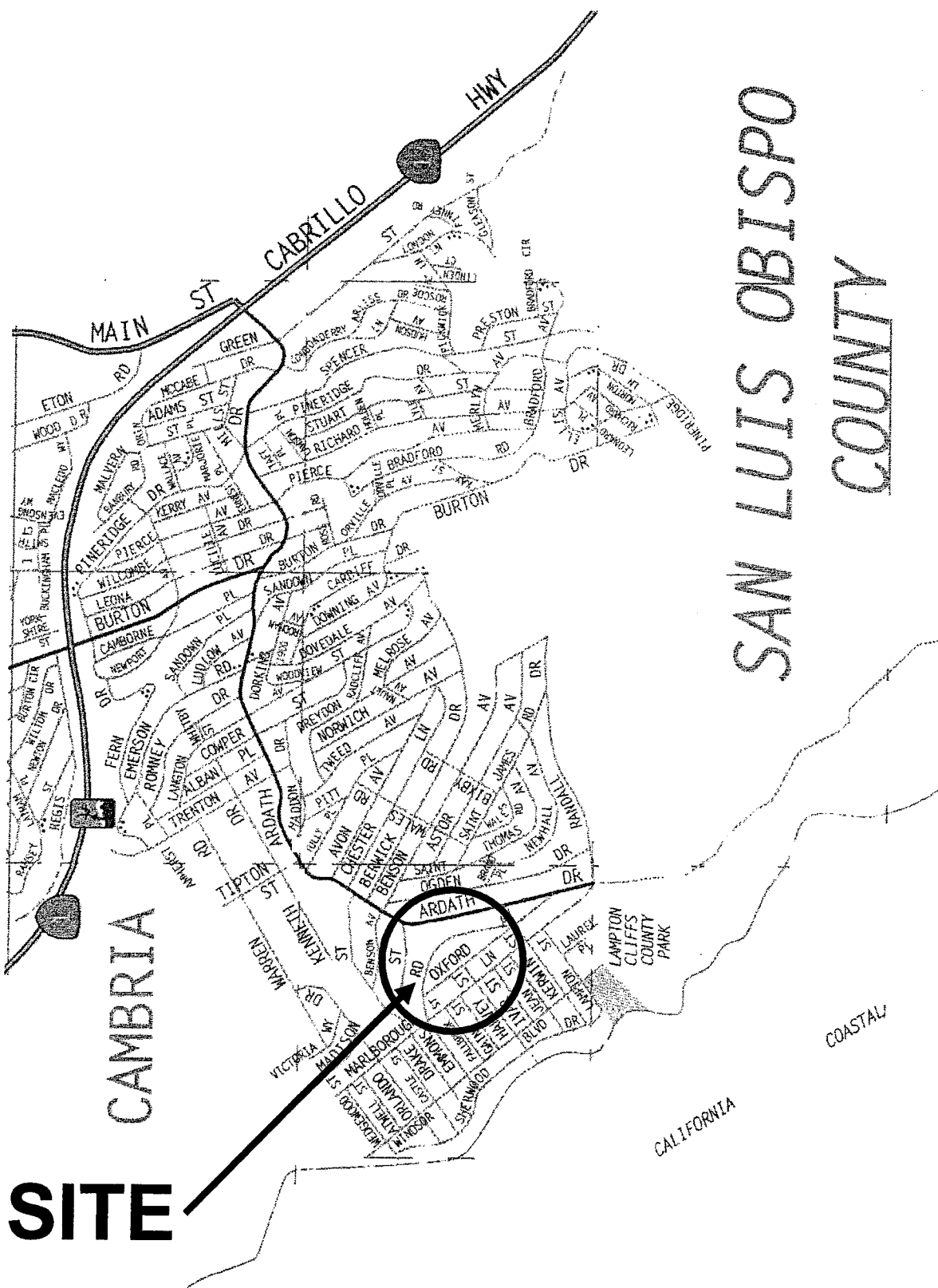
*The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.*

  
Signature of Owner(s)

MARCH 28, 2006  
Date

CHRISTOPHER A. TIETZ  
Name (Print)

SAN LUIS OBISPO  
COUNTY



**SITE**

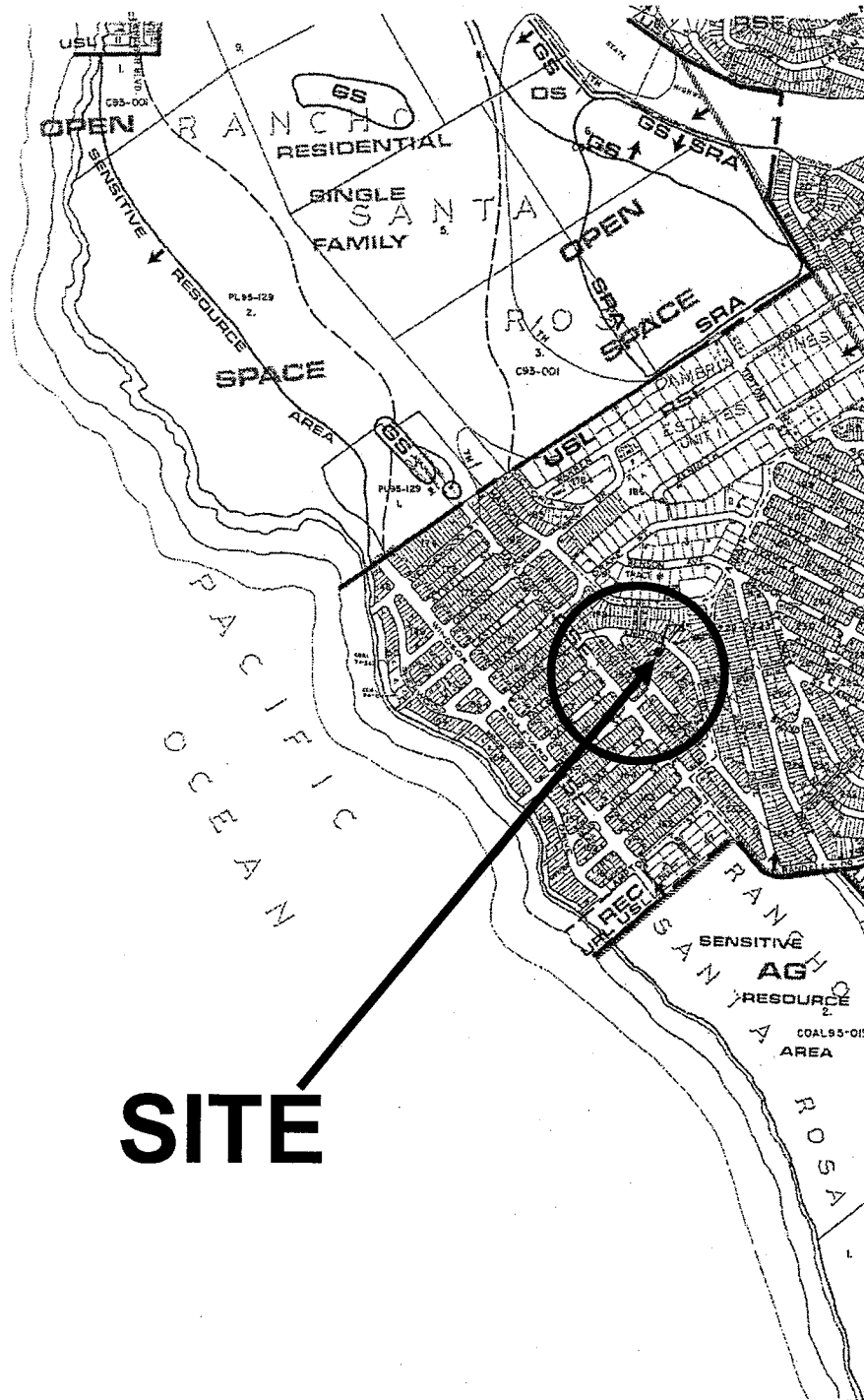
**PROJECT**

Minor Use Permit  
TIETZ DRC2005-00009



**EXHIBIT**

Vicinity Map



**SITE**

**PROJECT**

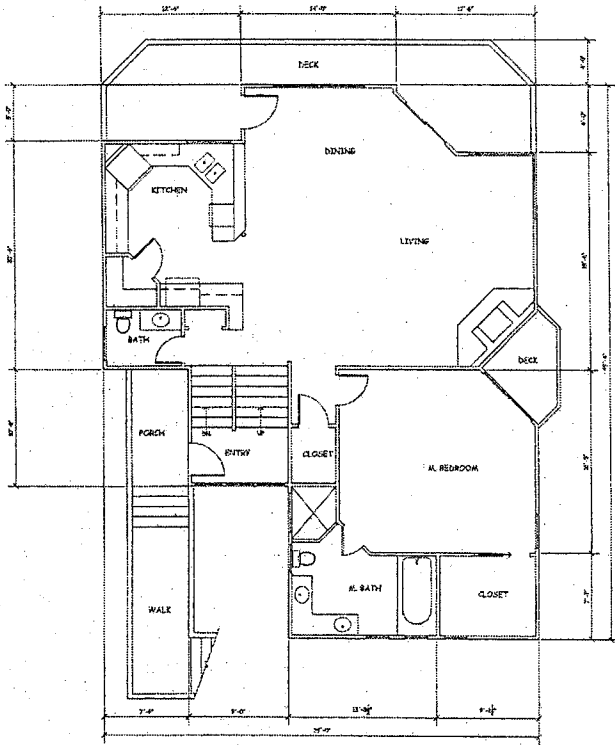
Minor Use Permit  
TIETZ DRC2005-00009



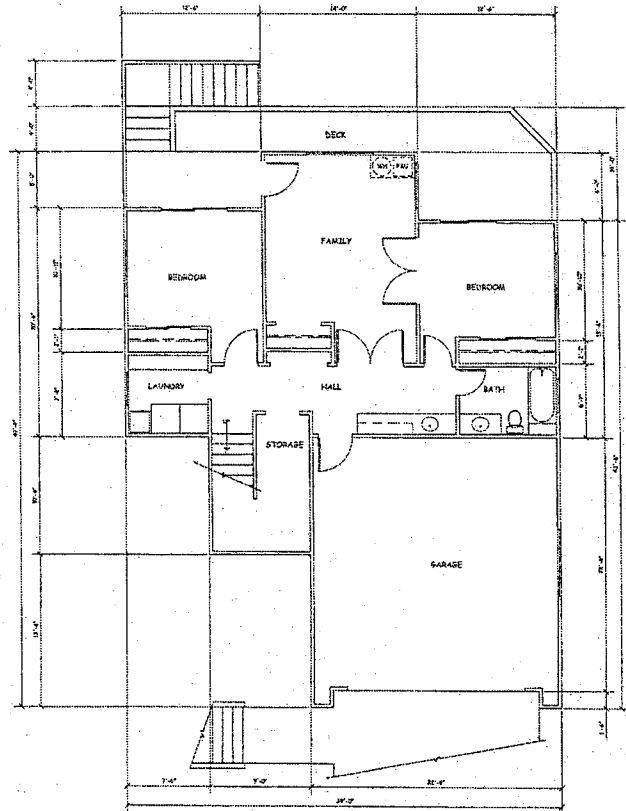
**EXHIBIT**

Land Use Category Map





2nd FLOOR PLAN



1st FLOOR PLAN

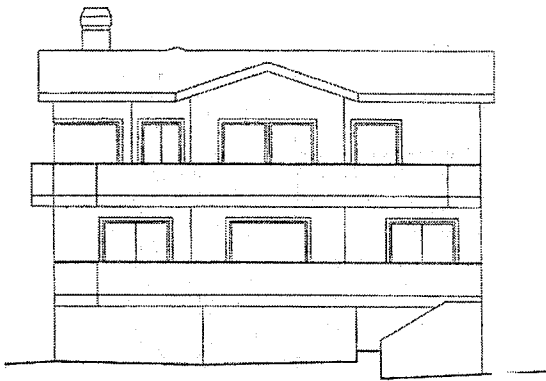
PROJECT

Minor Use Permit  
TIETZ DRC2005-00009

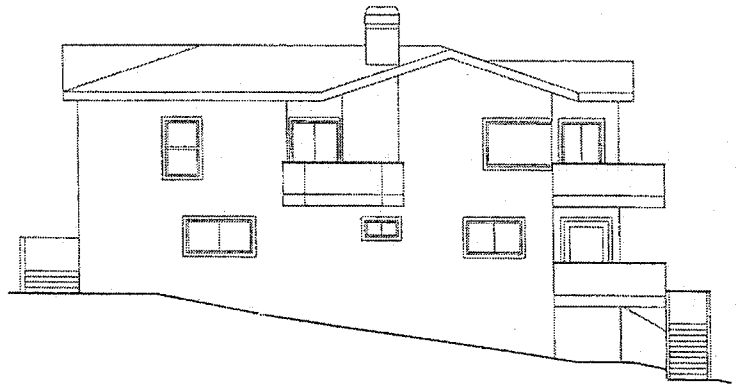


EXHIBIT

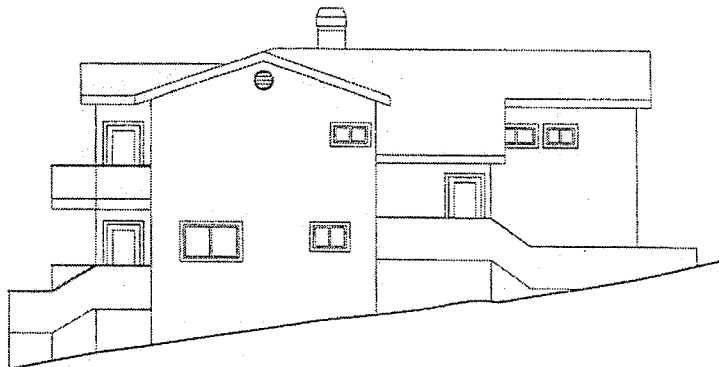
Floor Plans



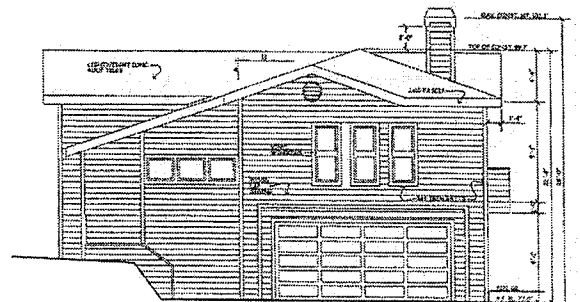
⊖ SOUTH WEST ELEVATION



⊖ NORTH WEST ELEVATION



⊖ SOUTH EAST ELEVATION



⊖ NORTH EAST ELEVATION

**PROJECT**

Minor Use Permit  
TIETZ DRC2005-00009



**EXHIBIT**

Elevations





**COUNTY OF SAN LUIS OBISPO**  
**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

FOR OFFICIAL USE ONLY (BP)

**ENVIRONMENTAL DETERMINATION NO. ED05-329**

**DATE: April 6, 2006**

**PROJECT/ENTITLEMENT:** Tietz Minor Use Permit DRC2005-00009

**APPLICANT NAME:** Christopher Tietz

**ADDRESS:** 3012 Riverside Dr. Apt A., Burbank, CA 91505

**CONTACT PERSON:** Vinicio Muracchioli

**Telephone:** 805-927-3825

**PROPOSED USES/INTENT:** Request by Christopher Tietz to allow for 1) the use of 175 square feet of Transfer of Development Credits, and 2) the construction of a new single family residence and attached garage feet (2,803 square feet of gross structural area), which will result in the disturbance of approximately 3,300 square feet on a 4,957 square foot parcel.

**LOCATION:** The proposed project is within the Residential Single Family land use category and is located at 2117 Emmons Road (Lodge Hill), east of Marlborough Lane, in the community of Cambria. The site is in the North Coast planning area..

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 200  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on April 20, 2005**

**20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.**

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 200, San Luis Obispo, CA 93408-2040

Martha Neder

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



San Luis Obispo County  
Department of Planning and Building  
*environmental division*

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: April 6, 2006

County: San Luis Obispo

Project No. DRC2005-00009

Project Title: Tietz Minor Use Permit

**Project Applicant**

Name: Christopher Tietz

Address: 3012 Riverside Dr. Apt A.

City, State, Zip Code: Burbank, CA 91505

Telephone #: 818-544-2140

Please remit the following amount to the **County Clerk-Recorder:**

|                                 |                 |
|---------------------------------|-----------------|
| ( ) Environmental Impact Report | \$ 850.00       |
| (X) Negative Declaration        | \$ 1250.00      |
| (X) County Clerk's Fee          | \$ <u>25.00</u> |
| <b>Total amount due:</b>        | <b>1275.00</b>  |

**AMOUNT ENCLOSED:** \_\_\_\_\_

Checks should be made out to the "County of San Luis Obispo". Payment must be received by the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040, within two days of project approval.

**NOTE:** Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.



**COUNTY OF SAN LUIS OBISPO**  
**INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

(ver 2.1) Using Form

**Project Title & No.** Tietz Minor Use Permit /Coastal Development Permit DRC2005-00009 ED 05-329

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

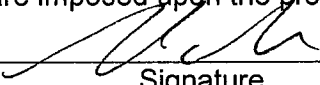
|  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input checked="" type="checkbox"/> Geology and Soils         | <input type="checkbox"/> Recreation                            |
| <input type="checkbox"/> Agricultural Resources          | <input type="checkbox"/> Hazards/Hazardous Materials          | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Wastewater                            |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing                   | <input type="checkbox"/> Water                                 |
| <input type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use                              |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

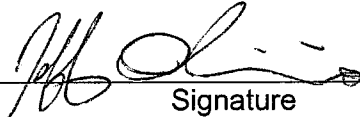
- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Martha Neder  
Prepared by (Print)

  
Signature

3/29/06  
Date

Jeff Oliveira  
Reviewed by (Print)

  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

3/29/06  
Date

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Request by Christopher Tietz for a Minor Use Permit/Coastal Development Permit to allow the construction of a new single family residence and attached garage with 1,453 square feet of footprint, 2,803 square feet of gross structural area, and 175 square feet of TDCs. The project will result in the disturbance of approximately 3,300 square feet of a 4,957 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2117 Emmons Road, approximately 200 feet east of Oxford Ave., in the Lodge Hill neighborhood, in the community of Cambria. The site is in the North Coast planning area.

**ASSESSOR PARCEL NUMBER(S):** 023-094-041

**SUPERVISORIAL DISTRICT #** 2

### **B. EXISTING SETTING**

**PLANNING AREA:** North Coast, Cambria

**LAND USE CATEGORY:** Residential Single Family

**COMBINING DESIGNATION(S):** Local Coastal Plan/Program , Terrestrial Habitat  
Archaeologically Sensitive Area

**EXISTING USES:** Undeveloped

**TOPOGRAPHY:** Nearly level

**VEGETATION:** Grasses , monterey pines , scattered oaks

**PARCEL SIZE:** 4957 square feet

### **SURROUNDING LAND USE CATEGORIES AND USES:**

|  |   |
|--|---|
| <i>North:</i> Residential Single Family; | <i>East:</i> Residential Single Family; |
| <i>South:</i> Residential Single Family; | <i>West:</i> Residential Single Family; |

## C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

| 1. | <b>AESTHETICS - Will the project:</b>                               | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|----|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) | Create an aesthetically incompatible site open to public view?      | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Introduce a use within a scenic view open to public view?           | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Change the visual character of an area?                             | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Create glare or night lighting, which may affect surrounding areas? | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Impact unique geological or physical features?                      | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) | Other: _____  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project involves construction of a new single family residence in a residential neighborhood. The project will not be visible from any major public roadway or silhouetting against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

**Impact.** No significant visual impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 2. | <b>AGRICULTURAL RESOURCES - Will the project:</b>                                | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|----|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) | Convert prime agricultural land to non-agricultural use?                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Impair agricultural use of other property or result in conversion to other uses? | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Conflict with existing zoning or Williamson Act program?                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Other: _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The soil types are as follows:

San Simeon sandy loam, (15 - 30% slope). This moderately to steeply sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

**Impact.** The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 3. AIR QUALITY - <i>Will the project:</i> |  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|---|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a)  | <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b)  | <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c)  | <i>Create or subject individuals to objectionable odors?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)  | <i>Be inconsistent with the District's Clean Air Plan?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e)  | <i>Other:</i> _____  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** As proposed, the project will result in the disturbance of approximately 3,300 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 4. BIOLOGICAL RESOURCES -<br><i>Will the project:</i>   | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Result in a loss of unique or special status species or their habitats?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) <i>Impact wetland or riparian habitat?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The following habitats were observed on the proposed project: Grasses , monterey pines , scattered oaks

Based on the latest California Diversity database, and other biological references, the following is a list of sensitive vegetation, wildlife and/or habitat that have been identified as potentially being within the vicinity of the proposed project:

Plants- Most beautiful jewel-flower (*Streptanthus albidus peramoenus*) List 1B

Most beautiful jewel-flower (*Streptanthus albidus peramoenus*) is found on serpentine soils in chaparral, cismontane woodland, valley and foothill grassland habitats. The typical blooming period is April-June. Most beautiful jewel-flower is considered rare by CNPS (List 1B) and federally a species of concern.

Monterey pine (*Pinus radiata*) List 1B

Hoover's button-celery (*Eryngium aristulatum hooveri*) List 1B

Santa Lucia bush mallow (*Malacothamnus palmeri palmeri*) List 1B

Compact cobwebby thistle (*Cirsium occidentale* var. *compactum*) List 1B

Wildlife- Monarch butterfly (*Danaus plexippus*) app. 0.4 miles north of the property

The Monarch butterfly (*Danaus plexippus*) is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDDB, 2004). [Blue gum eucalyptus (*Eucalyptus globulus*) occurs on the project site.]

Habitat- Monterey Pine Forest app. 0.3 miles south of the property

California red-legged frog (*Rana aurora draytonii*) FT habitat app. 0.3 miles south of the property

KEY: FE-Federally Endangered; PFE-Proposed Listing-Federally Endangered; FT-Federally Threatened; PFT-Proposed listing-Federally Threatened; FC-Federal Candidate; FSC-Federal Species of Concern (no longer used); FD - Federally delisted SE-State Endangered; SCE-State Endangered Candidate for listing; ST-State Threatened; SCT-State Threatened Candidate for listing; SR-State Rare; CSC- CA Special Concern Species; FP-CDFG Fully Protected; List 1A-CNPS Presumed extinct in CA; List 1B-CNPS Rare or Endangered in CA & elsewhere;

List 2-CNPS Rare or Endangered in CA, but common elsewhere; List 3-CNPS Plants needing more info (Review List); List 4-CNPS Plants of limited distribution (Watch List).

The project site is in a designated Terrestrial Habitat (TH) sensitive resource area because of the presence of Monterey pine forest in the Cambria urban area. Native Monterey pines occur in only a few areas along the California coast. While Monterey pine forests cover most of the Cambria urban area, the project site contains a single pine tree which is proposed for removal. The site is located in an entirely developed residential neighborhood. The North Coast Area Plan and Coastal Zone Land Use Ordinance contain standards for development within

**Impact.** One Monterey pine tree will be removed as a result of development.

**Mitigation/Conclusion.** The project is subject to the impact limitations and standard mitigation measures as provided in the Coastal Zone Land Use Ordinance Section 23.07.160 (Sensitive Resource Area) and North Coast Area Plan (Residential Single Family Planning Area Standard 6(c) Pine Forest Preservation). These measures include requiring replacement of any removed Monterey pine on a 2:1 basis. The project will require the planting of two pines for the removal of one pine tree on the site. No mitigation measures beyond those required by ordinance of code are required.

**5. CULTURAL RESOURCES -**  
***Will the project:***

|  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Disturb pre-historic resources?</i>    | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Disturb historic resources?</i>        | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Disturb paleontological resources?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other:</i> _____                       | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** A Phase I (surface) survey was conducted (C.A. Singer & Associates; June 5, 2005). No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

**6. GEOLOGY AND SOILS -**  
***Will the project:***

|  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



| <b>6. GEOLOGY AND SOILS -</b><br><b><i>Will the project:</i></b>   | <b>Potentially<br/>Significant</b> | <b>Impact can<br/>&amp; will be<br/>mitigated</b> | <b>Insignificant<br/>Impact</b>     | <b>Not<br/>Applicable</b> |
|--|------------------------------------|---|-------------------------------------|---------------------------|
| <b>b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| <b>c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i></b> | <input type="checkbox"/>           | <input checked="" type="checkbox"/>               | <input type="checkbox"/>            | <input type="checkbox"/>  |
| <b>d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i></b>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/>               | <input type="checkbox"/>            | <input type="checkbox"/>  |
| <b>e) <i>Include structures located on expansive soils?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| <b>f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| <b>g) <i>Involve activities within the 100-year flood zone?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| <b>h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| <b>i) <i>Preclude the future extraction of valuable mineral resources?</i></b>   | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| <b>j) <i>Other:</i> _____</b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input type="checkbox"/>            | <input type="checkbox"/>  |

**Setting.** GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low to high. No landslides or potential slope instabilities are found on the property or on the ridge of sandstone that rises behind it. The liquefaction potential during a ground-shaking event is considered low to moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

Any project within a moderately high to high landslide risk area is subject to the preparation of a geological report per the County's Coastal Zone Land Use Ordinance (CZLUO) section 23.07.080 to evaluate the area's geological stability relating to the proposed use. A Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and an Engineering Geology Report (Cleath & Associates; January 31, 2006) were prepared for the project.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly drained. For areas where drainage is identified as a potential issue, the CZLUO includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan

would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** – The soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** The site is within an area designated as having a high landslide potential in the 1999 San Luis Obispo County Safety Element. As proposed, the project will result in the disturbance of approximately 3,300 square feet. The Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and an Engineering Geology Report (Cleath & Associates; January 31, 2006) prepared for the project concluded that no geologic or geotechnical conditions exist that would preclude the proposed development when constructed in accordance with the report recommendations, potential impacts as a result of geologic and soil conditions could occur absent these actions.

**Mitigation/Conclusion.** The applicant will be required to implement the conclusions and recommendations provided in the above referenced reports (Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and an Engineering Geology Report (Cleath & Associates; January 31, 2006)) to mitigate potential geology and soils impacts. The implementation of the above measures will mitigate geology and soil impacts to a level of insignificance.

| <b>7. HAZARDS &amp; HAZARDOUS MATERIALS - Will the project:</b>  | <b>Potentially Significant</b> | <b>Impact can &amp; will be mitigated</b> | <b>Insignificant Impact</b>         | <b>Not Applicable</b>    |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i> | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Interfere with an emergency response or evacuation plan?</i>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Expose people to safety risk associated with airport flight pattern?</i>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Create any other health hazard or potential hazard?</i>  | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| 7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i> | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact     | Not Applicable           |
|---|--------------------------|--------------------------------|--------------------------|--------------------------|
| f) Other: _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> |

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

| 8. NOISE - <i>Will the project:</i>  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>            | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Expose people to severe noise or vibration?</i>                                    | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Other: _____  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

**Impact.** The project is not expected to generate loud noises, nor conflict with the surrounding uses.

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and no mitigation measures are necessary.

| 9. POPULATION/HOUSING - <i>Will the project:</i> | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|-------------------------|--------------------------------|----------------------|----------------|
|--|-------------------------|--------------------------------|----------------------|----------------|

**9. POPULATION/HOUSING -***Will the project:***Potentially  
Significant****Impact can  
& will be  
mitigated****Insignificant  
Impact****Not  
Applicable**

a) *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?*

☐☐☒☐

b) *Displace existing housing or people, requiring construction of replacement housing elsewhere?*

☐☐☒☐

c) *Create the need for substantial new housing in the area?*

☐☐☒☐

d) *Use substantial amount of fuel or energy?*

☐☐☒☐

e) *Other:* \_\_\_\_\_

☐☐☐☐

**Setting.** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

**10. PUBLIC SERVICES/UTILITIES -***Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:***Potentially  
Significant****Impact can  
& will be  
mitigated****Insignificant  
Impact****Not  
Applicable**

a) *Fire protection?*

☐☒☐☐

b) *Police protection (e.g., Sheriff, CHP)?*

☐☒☐☐

c) *Schools?*

☐☒☐☐

d) *Roads?*

☐☒☐☐

e) *Solid Wastes?*

☐☐☒☐

f) *Other public facilities?*

☐☐☒☐

g) *Other:* \_\_\_\_\_

☐☐☐☐

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF (Cambria Station 10) fire station is approximately 3 miles to the north. The closest Sheriff substation is in Templeton, which is approximately 26 miles from the proposed project. The project is located in the Coast Unified School District.

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (county), road (North Coast Circulation fee) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

| <b>11. RECREATION - Will the project:</b>   | <b>Potentially Significant</b> | <b>Impact can &amp; will be mitigated</b> | <b>Insignificant Impact</b>         | <b>Not Applicable</b>    |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) <i>Increase the use or demand for parks or other recreation opportunities?</i> | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Affect the access to trails, parks or other recreation opportunities?</i>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Other _____</i>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The County Trails Plan does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.

| <b>12. TRANSPORTATION/<br/>CIRCULATION - Will the project:</b>  | <b>Potentially Significant</b> | <b>Impact can &amp; will be mitigated</b> | <b>Insignificant Impact</b>         | <b>Not Applicable</b>    |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) <i>Increase vehicle trips to local or areawide circulation system?</i>   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i> | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| <b>12. TRANSPORTATION/<br/>CIRCULATION - Will the project:</b>   | <b>Potentially<br/>Significant</b> | <b>Impact can<br/>&amp; will be<br/>mitigated</b> | <b>Insignificant<br/>Impact</b>     | <b>Not<br/>Applicable</b> |
|--|------------------------------------|---|-------------------------------------|---------------------------|
| d) <i>Provide for adequate emergency access?</i>   | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| e) <i>Result in inadequate parking capacity?</i>   | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| f) <i>Result in inadequate internal traffic circulation?</i>   | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i> | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| i) <i>Other:</i> _____   | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input type="checkbox"/>            | <input type="checkbox"/>  |

**Setting.** Future development will access onto the following public road(s): Emmons Road. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified.

**Impact.** The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project, along with other similar projects will contribute to an areawide cumulative impact.

**Mitigation/Conclusion.** No significant project specific traffic impacts were identified, and no mitigation measures are necessary. The project is subject to the fees established in the North County Circulation Fee schedule which provide for areawide road improvements to address the identified cumulative impacts.

| <b>13. WASTEWATER - Will the<br/>project:</b>   | <b>Potentially<br/>Significant</b> | <b>Impact can<br/>&amp; will be<br/>mitigated</b> | <b>Insignificant<br/>Impact</b>     | <b>Not<br/>Applicable</b> |
|---|------------------------------------|---|-------------------------------------|---------------------------|
| a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i> | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>              | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| c) <i>Adversely affect community wastewater service provider?</i>   | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |

**13. WASTEWATER - Will the project:**

|                 | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact     | Not Applicable           |
|-----------------|--------------------------|--------------------------------|--------------------------|--------------------------|
| d) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> |

**Setting.** The project will be served by the Cambria Community Services District (CCSD) for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

**Impact.** The project proposes to use a community system (CCSD) as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent.

**Mitigation/Conclusion.** Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

**14. WATER - Will the project:**

|   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards?   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)? | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Change the quantity or movement of available surface or ground water?  | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Adversely affect community water service provider?   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Other: _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project proposes to use a community system (CCSD) as its water source. After reviewing reliability conclusions of a Water Supply Analysis, the CCSD Board of Directors declared a Water Code 350 emergency and enacted a moratorium for new connections with an exception for certain projects that were already in process. These "pipeline" projects amounted approximately 202 EDUs at the time of the November 15, 2001 moratorium. Since then, approximately 80 EDUs out of the 202 have been connected.

The topography of the project is nearly level. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

**Impact.** The proposed project has an intent to serve letter for water and sewer service from the CCSD. This is a re-issue of a water and sewer allocation first issued December 1, 2000 under the

name of Joyce Williams/Tersini/Thomsen for APN 013-151-045.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 3,300 square feet. The project is not within close proximity to surface water sources.

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

| 15. LAND USE - Will the project:   | Inconsistent             | Potentially Inconsistent | Consistent                          | Not Applicable           |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be potentially incompatible with surrounding land uses?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.



**16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:**

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

- |    |   |                          |                                     |                                     |                          |
|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

For further information on CEQA or the county's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Review", or the California Environmental Resources Evaluation System at: "[http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines/](http://ceres.ca.gov/topic/env_law/ceqa/guidelines/)" for information about the California Environmental Quality Act.

## **Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

| <b><u>Contacted</u></b>             | <b><u>Agency</u></b>                      | <b><u>Response</u></b> |
|-------------------------------------|---|------------------------|
| <input checked="" type="checkbox"/> | County Public Works Department            | <b>In File**</b>       |
| <input type="checkbox"/>            | County Environmental Health Division      | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | County Agricultural Commissioner's Office | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | County Airport Manager                    | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | Airport Land Use Commission               | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | Air Pollution Control District            | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | County Sheriff's Department               | <b>Not Applicable</b>  |
| <input checked="" type="checkbox"/> | Regional Water Quality Control Board      | <b>None</b>            |
| <input checked="" type="checkbox"/> | CA Coastal Commission                     | <b>None</b>            |
| <input type="checkbox"/>            | CA Department of Fish and Game            | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | CA Department of Forestry                 | <b>Not Applicable</b>  |
| <input checked="" type="checkbox"/> | CA Department of Transportation           | <b>None</b>            |
| <input checked="" type="checkbox"/> | CambriaCommunity Service District         | <b>In File**</b>       |
| <input checked="" type="checkbox"/> | Other <u>North Coast Advisory Council</u> | <b>In File**</b>       |
| <input type="checkbox"/>            | Other _____                               | <b>Not Applicable</b>  |

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application  | <input type="checkbox"/> Area Plan and Update EIR   |
| <b><u>County documents</u></b>  | <input type="checkbox"/> Circulation Study  |
| <input type="checkbox"/> Airport Land Use Plans   | <b><u>Other documents</u></b>   |
| <input checked="" type="checkbox"/> Annual Resource Summary Report  | <input checked="" type="checkbox"/> Archaeological Resources Map                                      |
| <input type="checkbox"/> Building and Construction Ordinance  | <input checked="" type="checkbox"/> Area of Critical Concerns Map                                     |
| <input type="checkbox"/> Coastal Policies   | <input checked="" type="checkbox"/> Areas of Special Biological Importance Map                        |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)   | <input checked="" type="checkbox"/> California Natural Species Diversity Database                     |
| <input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include: | <input checked="" type="checkbox"/> Clean Air Plan  |
| <input checked="" type="checkbox"/> Agriculture & Open Space Element  | <input checked="" type="checkbox"/> Fire Hazard Severity Map  |
| <input checked="" type="checkbox"/> Energy Element  | <input checked="" type="checkbox"/> Flood Hazard Maps   |
| <input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)   | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Housing Element   | <input checked="" type="checkbox"/> Regional Transportation Plan                                      |
| <input checked="" type="checkbox"/> Noise Element   | <input checked="" type="checkbox"/> Uniform Fire Code   |
| <input type="checkbox"/> Parks & Recreation Element   | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)       |
| <input checked="" type="checkbox"/> Safety Element  | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)       |
| <input checked="" type="checkbox"/> Land Use Ordinance  | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Real Property Division Ordinance   |   |
| <input type="checkbox"/> Trails Plan  |   |
| <input type="checkbox"/> Solid Waste Management Plan  |   |

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

**Cultural Resource Survey; C.A. Singer & Associates; June 5, 2005**

**Geotechnical Engineering Report; Mid-Coast Geotechnical; September 28, 2005**

**Engineering Geology Report; Cleath & Associates; November 3, 2005**

## Exhibit B - Mitigation Summary Table

### Geology and Soils

- GS-1 Prior to issuance of construction permits**, the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the Public Works Department. All areas of disturbance shall be re-vegetated as soon as feasible to minimized potential sedimentation and erosion possibilities.
- GS-2 Prior to issuance of construction permits**, the applicant shall submit a drainage plan (CZLUO Section 23.05.040) for review and approval by the County Public Works Department.
- GS-3 Prior to issuance of construction permits**, the project Engineering Geologist shall review the project foundation plans and acknowledge in a letter to the County Geologist that their recommendations are properly addressed in the plans.
- GS-4 Prior to any site disturbance or issuance of construction permits**, the following conditions shall be included on all building plans and grading plans:
- The project Engineering Geologist shall inspect work on-site and verify that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review and engineering geology report.
- The project Engineering Geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code which identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the engineering geology report.
- Should the services of the project Engineering Geologist be terminated prior to final inspection and/or issuance of occupancy permits, the applicant shall submit a transfer of responsibility statement to the County Planning Department from the new Certified Engineering Geologist as per the Uniform Building Code.
- GS-5 During project construction/ground disturbing activities**, the applicant shall retain a project Engineering Geologist of record and shall provide the engineering geologist's written certification of adequacy of the proposed site development for its intended use to the Department of Planning and Building.
- GS-6 Prior to final inspection**, the project Engineering Geologist shall verify that construction is conformance with the engineering geology report by Cleath & Associates (2006) recommendations and that the project Engineering Geologist is satisfied that his recommendations for footing embedment are met. This verification shall be submitted in writing to the Department of Planning and Building for review and approval.
- GS-7** The applicant shall implement the conclusions and recommendations as described in the Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and the Engineering Geology Report (Cleath & Associates; January 31, 2006). All conclusions and recommendations shall be implemented as requirements not recommendations except in the instance where the recommendation is stated as an alternative building technique. **Prior to issuance of construction permits**, all conclusions and recommendation related to the above referenced geotechnical reports shall be incorporated into the project design and printed on the cover page of the grading and construction plans.

**DEVELOPER'S STATEMENT FOR THE  
TIETZ MINOR USE/COASTAL DEVELOPMENT PERMIT DRC2005-00009**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**Geology and Soils**

**GS-1 Prior to issuance of construction permits,** the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the Public Works Department. All areas of disturbance shall be re-vegetated as soon as feasible to minimized potential sedimentation and erosion possibilities.

**Monitoring:** The Planning and Building Department shall verify compliance.

**GS-2 Prior to issuance of construction permits,** the applicant shall submit a drainage plan (CZLUO Section 23.05.040) for review and approval by the County Public Works Department.

**Monitoring:** The Planning and Building Department shall verify compliance.

**GS-3 Prior to issuance of construction permits,** the project Engineering Geologist shall review the project foundation plans and acknowledge in a letter to the County Geologist that their recommendations are properly addressed in the plans.

**Monitoring:** The Planning and Building Department shall verify compliance.

**GS-4 Prior to any site disturbance or issuance of construction permits,** the following conditions shall be included on all building plans and grading plans:

The project Engineering Geologist shall inspect work on-site and verify that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review and engineering geology report.

The project Engineering Geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code which identifies changes observed

during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the engineering geology report.

Should the services of the project Engineering Geologist be terminated prior to final inspection and/or issuance of occupancy permits, the applicant shall submit a transfer of responsibility statement to the County Planning Department from the new Certified Engineering Geologist as per the Uniform Building Code.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-5 During project construction/ground disturbing activities,** the applicant shall retain a project Engineering Geologist of record and shall provide the engineering geologist's written certification of adequacy of the proposed site development for its intended use to the Department of Planning and Building.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-6 Prior to final inspection,** the project Engineering Geologist shall verify that construction is conformance with the engineering geology report by Cleath & Associates (2006) recommendations and that the project Engineering Geologist is satisfied that his recommendations for footing embedment are met. This verification shall be submitted in writing to the Department of Planning and Building for review and approval.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-7** The applicant shall implement the conclusions and recommendations as described in the Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and the Engineering Geology Report (Cleath & Associates; January 31, 2006). All conclusions and recommendations shall be implemented as requirements not recommendations except in the instance where the recommendation is stated as an alternative building technique. **Prior to issuance of construction permits,** all conclusions and recommendation related to the above referenced geotechnical reports shall be incorporated into the project design and printed on the cover page of the grading and construction plans.

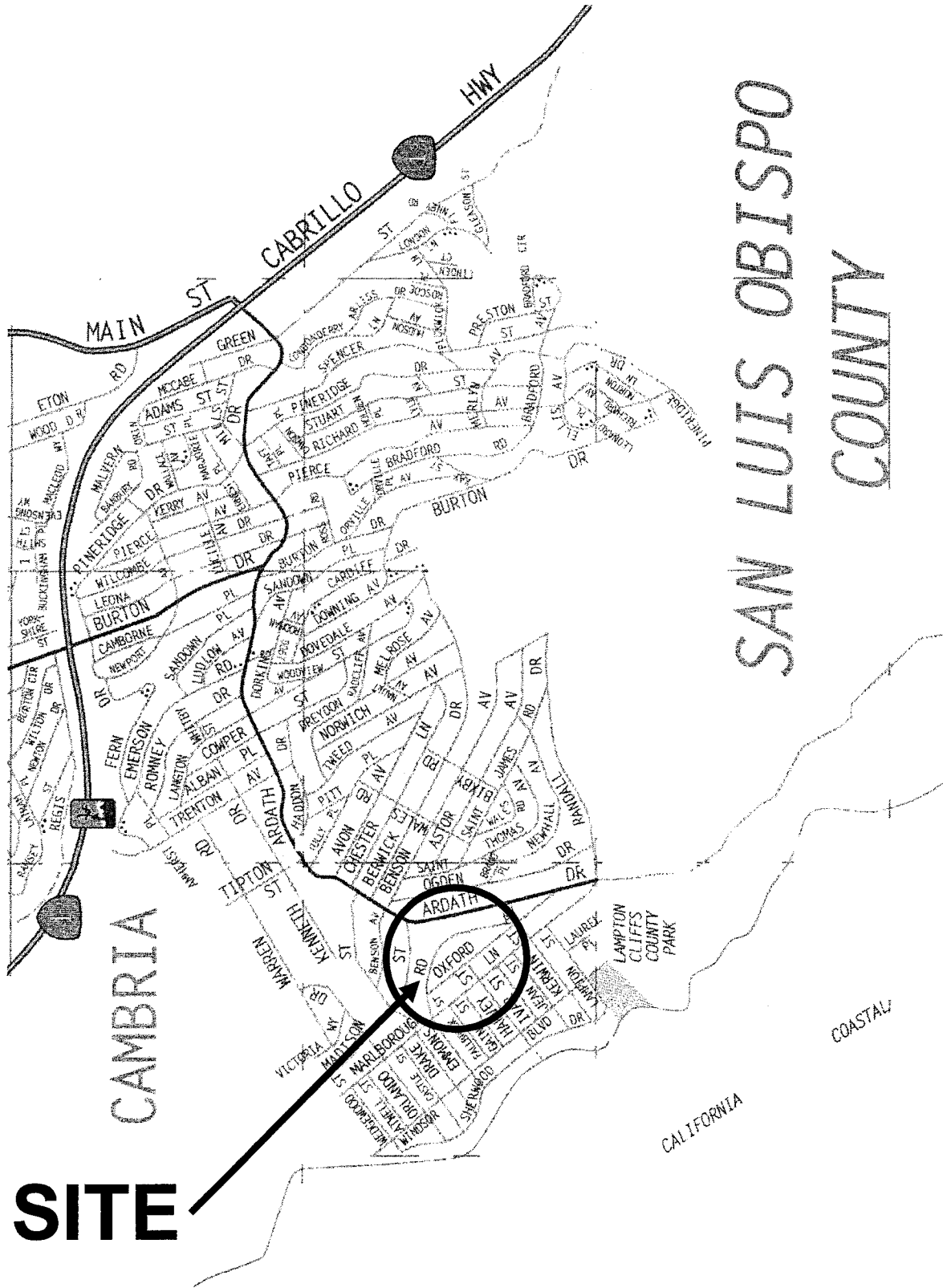
**Monitoring:** The Planning and Building Department shall verify compliance.

*The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.*

Christopher A. Tietz  
Signature of Owner(s)

MARCH 28, 2006  
Date

CHRISTOPHER A. TIETZ  
Name (Print)



**SITE**

**PROJECT**

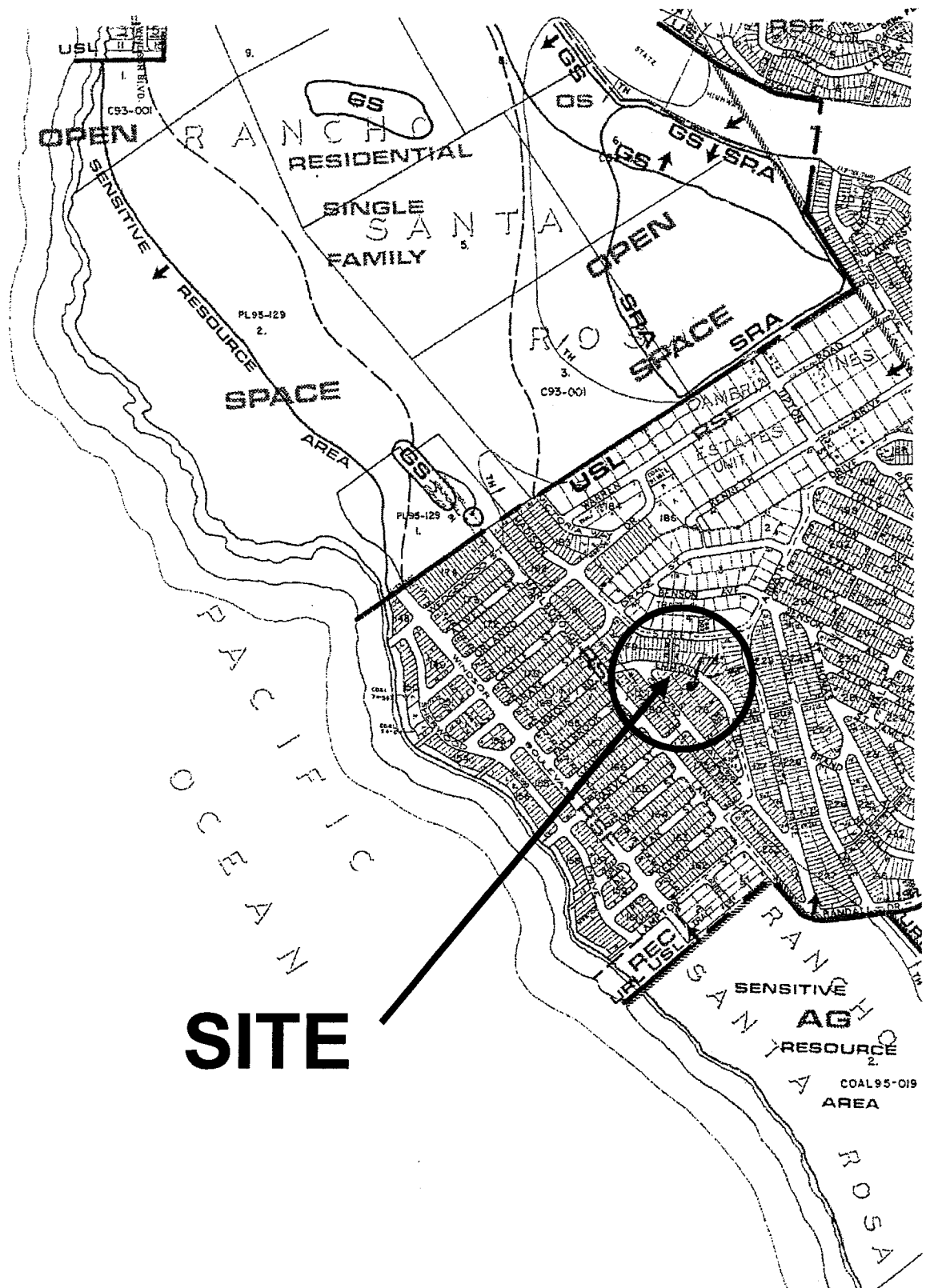
Minor Use Permit  
TIETZ DRC2005-00009



**EXHIBIT**

Vicinity Map





**SITE**

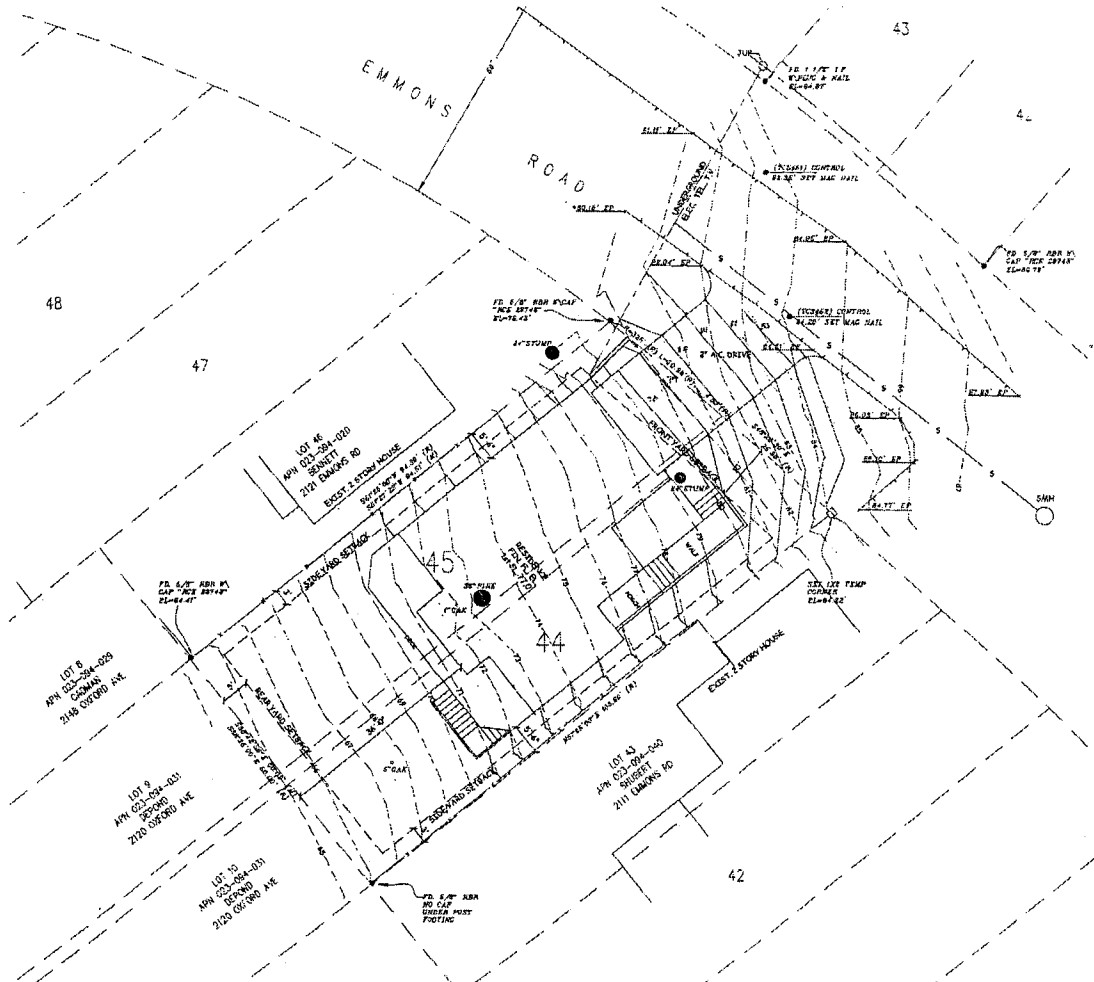
**PROJECT**

Minor Use Permit  
TIETZ DRC2005-00009



**EXHIBIT**

Land Use Category Map



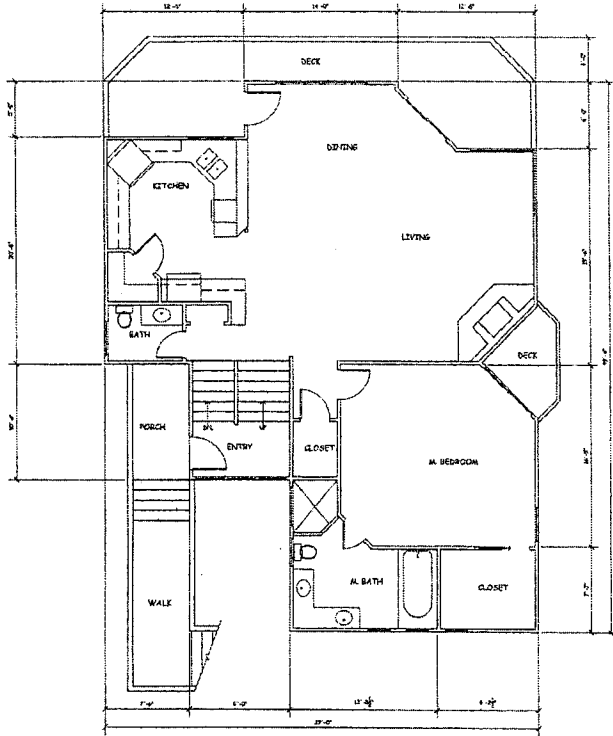
PROJECT

Minor Use Permit  
TIETZ DRC2005-00009

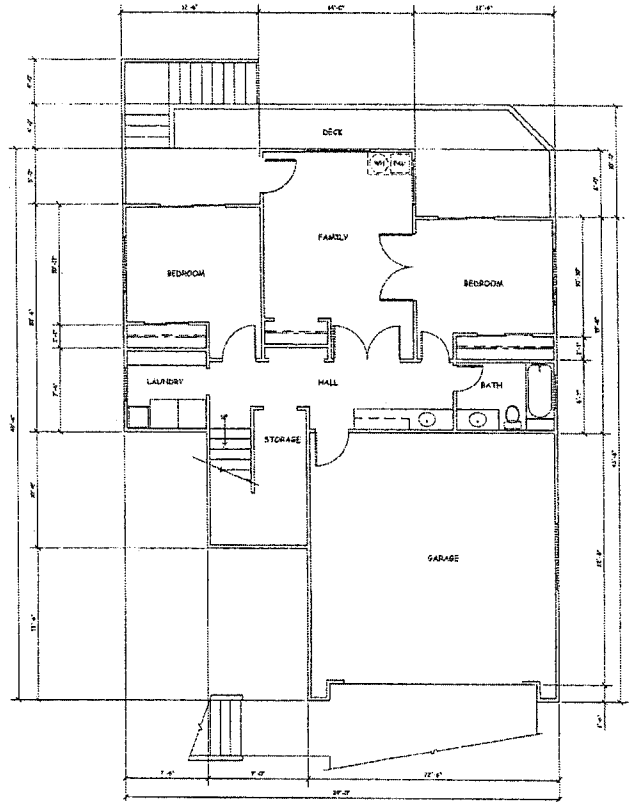


EXHIBIT

Site Plan



2nd FLOOR PLAN



1st FLOOR PLAN

PROJECT

Minor Use Permit  
TIETZ DRC2005-00009



EXHIBIT

Floor Plans

A line drawing of a house with a chimney on the roof. The house has several windows of different sizes and shapes, including a large rectangular window on the left, a smaller square window below it, and a large rectangular window on the right. There is a small square window on the far right. The house is shown from a side profile, with a sloped roof and a chimney on the left side. The drawing is simple and uses black lines on a white background.

A line drawing of a two-story house on a sloped lot. The house features a chimney on the roof, a balcony on the left side, and several windows of different sizes. The drawing is a simple line sketch, likely a preliminary architectural sketch.

[illegible]

## Elevations